

45 ALICE DIXON DRIVE FLAXTON



## FOR SALE

### A HOME FOR RELAXING AND ENTERTAINING

This easy care low set spacious home is on a manageable and level 1.6 acres with the perfect North East aspect.  
Just 3 minutes from Montville, it has space for the family or retirees in a very quiet location with a beautiful rural outlook.  
Presentation is superb and relaxed with room for everything.  
3/4 bedrooms + Ensuite & WIR  
Study  
Lounge Room + Reverse Cycle Air-cond  
Media/Games Room  
Family Room  
Spacious Kitchen  
Main Bathroom with Separate WC  
Laundry  
9 Foot Ceilings  
Undercover 4m wide outside entertaining area  
2 Car Garage and Workshop Area  
Single Garage/Workshop  
2 Bay Open Shed, ideal for caravan storage  
Pool with Salt Water Chlorination  
Bore Pump and 5 outlets to Acreage  
2 x 45,000 Litre in-ground water Tanks  
Various Fruit, Citrus, Avocado, Persimmon/Banana Trees  
Totally level acreage for horticulture, Horse/Pony, Caravan etc.  
Inspections by appointment only, (agents own home).

3 BED | 2 BATH | 5 CAR

#### PRICE:

Offers over \$785,000

#### OPEN FOR INSPECTION:

N/A



**Len Geary**  
**0418221281**

len.geary@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)

